

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON MARCH 12, 2007
(Approved March 19, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, March 12, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, Timothy Roland, and Rosemarie C. Miller. Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Harold Kulp, Chairman of the Planning Commission, Walter Woessner, Vice Chairman of the Planning Commission and N. Lance Parson and Roy Kolb, members of the Planning Commission. John Doering, Jr. was not present. John A. Koury, Jr., Township Solicitor, was present for the executive session only.

Four to six (4-6) members of the general public were present.

The meeting was called to order at 7:00 p.m. The Board immediately recessed into executive session to discuss sewer and litigation matters. The zoning taskforce meeting reconvened at 7:38 p.m.

1. PUBLIC COMMENT

No public comment.

2. ZONING ORDINANCE DISCUSSION/ZONING MAP DISCUSSION

The meeting began with an overview of the process. The draft text and maps will need to follow. The 247 and Landscapes reviews were noted and the need for the Township Solicitor review critical. While it was felt that the county reviews were probably several weeks away, it was agreed that drafts should be sent for the solicitor review as they become available.

The next order of business dealt with the zoning map. Several amendments to the map which reduced the size and location of the R-3 District were made. The basis for the change was predicated upon the Regional Comprehensive Plan and the draft fair share analysis by the Montgomery County Planning Commission. Much discussion ensued. It was recommended by Mr. Grafton that this matter be reviewed by the solicitor. Concerns regarding an exclusion or non-accommodation within the text or map based on a Regional Comprehensive Plan may posture the township as a test case in land use litigation. It was decided to move in the direction of the Regional Comprehensive Plan but to have the solicitor also review this matter.

The balance of Article 13 was then reviewed with several changes that needed to be made.

The following motions were made by Mr. Rinehart and seconded by the person indicated.

1. Motion was to carve out of the R-3 area bounded by Old Schuylkill Road, Fricks Locks Road and New Schuylkill Road to the existing R-2 zoning district and rezone to R-2, seconded by Mr. Preston. Mr. Rinehart voted no. Motion carried by 3-1-0 vote.
2. Motion was to carve out of the R - 3 area bounded by Zieber Road, Old Schuylkill Road, Baptist Road, and Pigeon Creek zoning district and rezone to R - 2, seconded by Mr. Preston. Mr. Rinehart voted no. Motion carried by 3-1-0 vote.
3. Motion was to clarify R-2 and R-3 existing zoning at East Cedarville Road and Saylor's Mill Road to rezone all to R - 2 zoning along East Cedarville Road, Sanatoga Road,

along a straight line of side yards to Saylor's Mill Road and then back to the place of beginning. Seconded by Mr. Preston. Mr. Rinehart voted no. Motion carried 3-1-0.

There was a discussion regarding the FR District to run the back boundary of the homes on the west side of Spring Creek Lane.

Mr. Roland excused himself at 9:22 p.m. The next two meeting dates were scheduled for 7:00 p.m. on April 9, 2007 and April 30, 2007. The committee will review amended Articles 9-19 (exclusive of 13) for that meeting.

The Board went into executive session at 9:30 p.m. to discuss potential litigation against the Board for approximately thirty (30) minutes.

Upon exiting the executive session Mr. Preston made a motion to authorize the Chairman to contact Vincent Pompo, Esquire, to determine if he would accept the position of Special Counsel for this potential litigation against the Board of Supervisors. (John A. Koury, Esquire recommended the Board of Supervisors obtain special counsel due to conflict of interest.) Mrs. Miller seconded the motion. The motion carried with a 3-0-0 vote (Tim Roland was absent for this vote).

3. ADJOURNMENT

The meeting was adjourned at 9:52 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary